

# LOTIS WELLINGTON PHASE 2

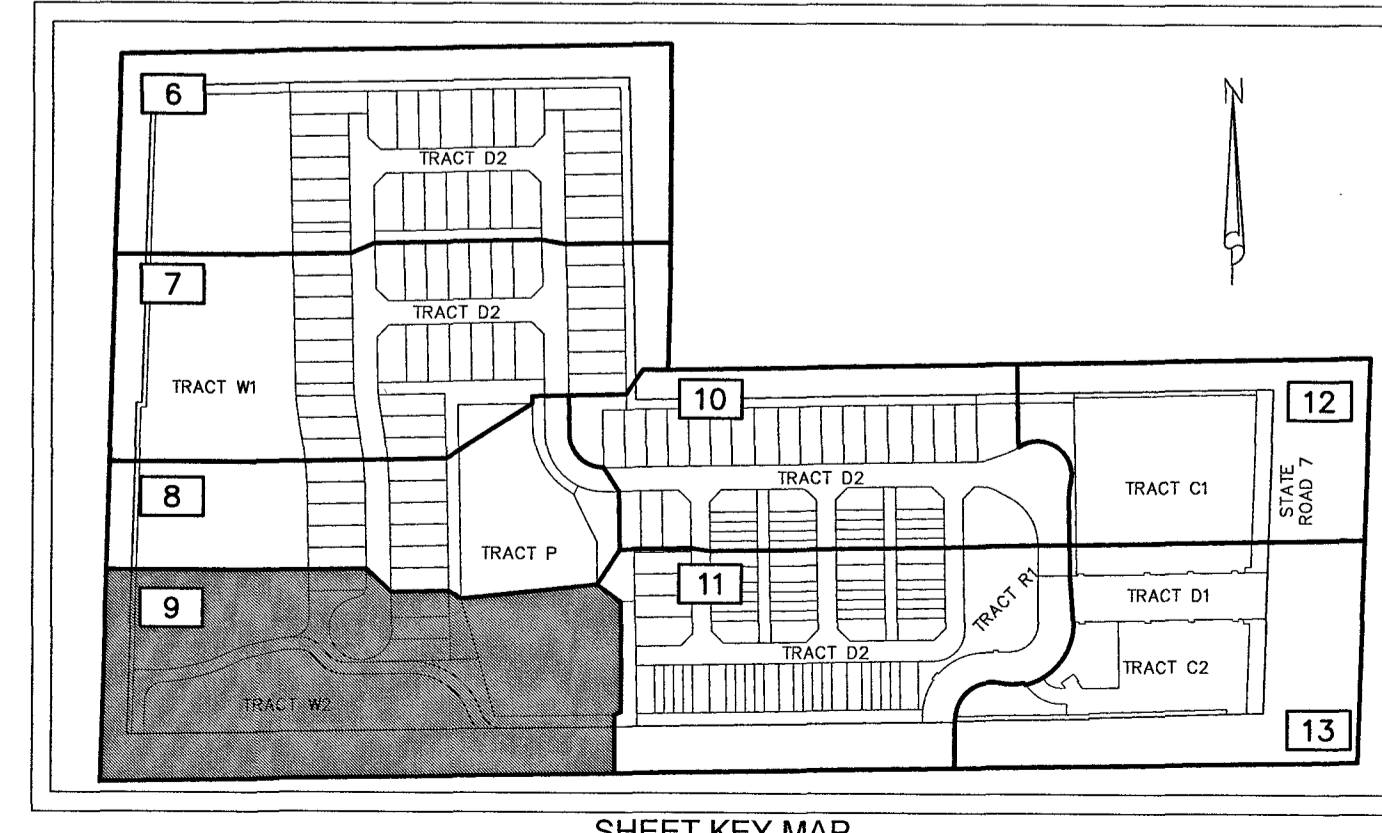
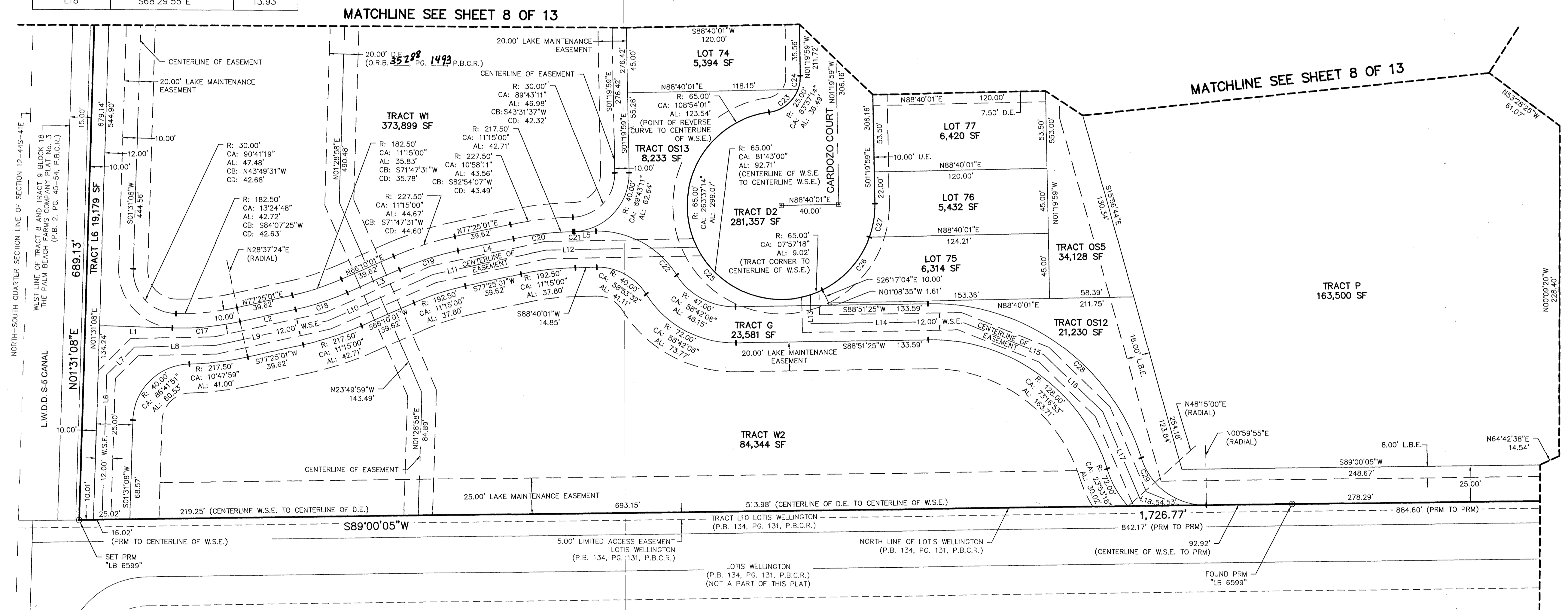
BEING A REPLAT OF A PORTION OF TRACT 4, A PORTION OF TRACT 7, TRACT 8, AND A PORTION OF TRACT 9, BLOCK 18, TOGETHER WITH A PORTION OF THE 25 FOOT WIDE ROAD RESERVATION LYING BETWEEN TRACTS 5, 6, 7, AND 8, BLOCK 18, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST  
VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA  
APRIL 2024

LINE DATA		
LINE NUMBER	BEARING	LENGTH
L1	S88°28'52"E	50.17'
L2	N77°25'01"E	39.62'
L3	N66°10'01"E	39.62'
L4	N77°25'01"E	39.62'
L5	S88°40'01"W	14.85'
L6	N01°31'08"E	100.20'
L7	N44°46'20"E	27.12'
L8	N88°40'01"E	56.02'
L9	N77°25'01"E	80.00'
L10	N66°10'01"E	80.00'
L11	N77°25'01"E	80.00'
L12	N88°40'01"E	105.16'
L13	S01°19'59"E	19.90'
L14	N88°51'25"E	103.15'
L15	S68°38'35"E	63.09'
L16	S46°08'35"E	56.66'
L17	S23°38'35"E	65.28'
L18	S68°29'55"E	13.93'

CURVE DATA			
CURVE NUMBER	RADIUS	CENTRAL ANGLE	ARC LENGTH
C17	192.50'	014°06'07"	47.38'
C18	192.50'	011°15'00"	37.80'
C19	217.50'	011°15'00"	42.71'
C20	217.50'	010°58'11"	41.64'
C21	217.50'	000°16'49"	1.06'
C22	65.00'	058°53'32"	66.81'
C23	25.00'	061°25'44"	26.80'
C24	25.00'	022°11'31"	9.68'
C25	65.00'	198°34'19"	225.27'
C26	65.00'	044°19'33"	50.29'
C27	65.00'	020°43'22"	23.51'
C28	153.00'	073°16'53"	195.69'
C29	47.00'	073°08'13"	59.99'

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SHEET 9 OF 13

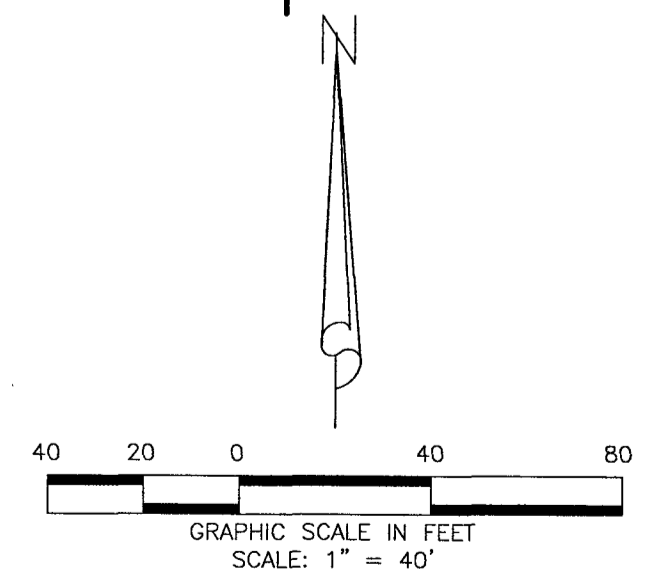


SHEET KEY MAP (NOT TO SCALE)

- LEGEND:**
- AL ARC LENGTH
  - C.A.E. CROSS ACCESS EASEMENT
  - CA CENTRAL ANGLE
  - CB CHORD BEARING
  - CD CHORD DISTANCE
  - D.E. DRAINAGE EASEMENT
  - FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
  - L.A.E. LIMITED ACCESS EASEMENT
  - L.B.E. LAKE BUFFER EASEMENT
  - L.W.D.D. LAKE WORTH DRAINAGE DISTRICT
  - O.R.B. OFFICIAL RECORDS BOOK
  - P.B. PLAT BOOK
  - P.B.C.R. PALM BEACH COUNTY RECORDS
  - PCP PERMANENT CONTROL POINT
  - PG PAGE
  - PRM PERMANENT REFERENCE MONUMENT
  - R RADIUS
  - U.E. UTILITY EASEMENT
  - W.S.E. WATER AND SEWER EASEMENT
  - ⊙ PERMANENT REFERENCE MONUMENT STAMPED "LB #6599"
  - ⊠ PERMANENT CONTROL POINT STAMPED "LB #6599"

NOTE: EXCEPT AS EXPLICITLY BOTH DEPICTED AND DEDICATED HEREON, ALL OTHER REQUIRED EASEMENTS WILL BE CREATED AND CONVEYED TO THE APPROPRIATE ENTITIES BY SEPARATE INSTRUMENT/S, AND THE DETERMINATION BY THE GRANTOR NOT TO DEPICT AND/OR DEDICATE ANY SUCH OTHER EASEMENTS ON THIS PLAT SHALL NOT BE INTERPRETED TO CREATE (WHETHER IN FAVOR OF ANY GOVERNMENTAL ENTITY OR AUTHORITY, ANY PUBLIC OR PRIVATE UTILITY, ANY OTHER PRIVATE PARTY, OR THE PUBLIC) ANY FORM OF EASEMENT BY NECESSITY, BY IMPLICATION, OR OTHER FORM OF PRESCRIPTIVE EASEMENT.

THIS INSTRUMENT WAS PREPARED BY:  
DAVID A. BOWER, P.S.M. #5888 IN THE OFFICES  
OF DENNIS J. LEAVY AND ASSOCIATES, INC., LB #6599  
460 BUSINESS PARK WAY, SUITE B  
ROYAL PALM BEACH, FLORIDA 33411  
(561) 753 - 0650



**DENNIS J. LEAVY & ASSOCIATES, INC.**  
LAND SURVEYORS AND MAPPERS

460 BUSINESS PARK WAY \* SUITE B \* ROYAL PALM BEACH, FL \* 33411  
PHONE: (561) 753-0650 EMAIL: SURVEY@DJLASURVEY.NET

SCALE: 1"=40' CHECKED BY: DB DATE: 12/12/2023  
DRAWN BY: MT JOB NO.: 21-013-001 PLAT